



August 15, 2017

City of Council Bluffs
Attn: Rose Brown
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 328-4629

**RE: New Horizon Subdivision, Replat 2 – Preliminary Plan
LETTER OF INTENT**

Ms. Brown,

Please accept this as the letter of intent to subdivide Lot 2 within the existing New Horizon Subdivision as into 39 total lots (including 3 outlots). The subdivision is intended to be split between a single family townhouse development to the southwest and multifamily development to the northeast. The multifamily development will consist of Immanuel Senior Living and is proposed for Lots 1 thru 4. The townhouse development is being proposed for lots 5 thru 36. Three outlots (A thru C) are being proposed for open space as well as detention and water quality features.

Both developments intend to work together to make this project a success. The overall Preliminary Plan and rezoning is being submitted by Olsson Associates. Based on a meeting with the City of Council Bluffs, each side of the development is required to submit an independent Planned Residential Overlay. The townhouse development has been prepared by HGM while the Immanuel Development has been prepared by Olsson Associates. Please reference the other portions of this submittal package for additional detail.

Please feel free to contact us with any questions comments, or concerns. We may be able to provide more information if requested. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lucas Weatherly', written over a horizontal line.

Lucas Weatherly, PE

Encls.

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